

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1626

Ward: St. Ann's

Date received: 06/08/2007

Last amended date: N / A

Drawing number of plans: 0702/001, 002, 100, 101, 102, 110 & 111.

Address: 18 Avenue Road N15

Proposal: Demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwelling house.

Existing Use: Residential

Proposed Use: Residential

Applicant: Forest Manor Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Tree Preservation Order
Conservation Area
Road Network: Borough Road

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on the east side of Avenue Road, in St. Ann's Conservation Area.

The property is a small single storey bungalow with a hipped roof, central chimney, a symmetrical front elevation and a domestic character. The building is of no particular architectural merit and appears out of place among the other residential buildings within the street scene, because most of them are either two or three storey Victorian houses. The surrounding area is residential in character.

PLANNING HISTORY

Planning permission was refused in early 2007 for the demolition of a single storey dwelling house and the erection of a three-storey building comprising 6 x 1 bedroom flats.

DETAILS OF PROPOSAL

The proposal seeks planning permission for the demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwellinghouse. This is a revised scheme following refusal.

The front amenity area would be retained. There would be some planting immediately at the front of the building and the area would accommodate refuse storage. The rear garden would also be retained, including the existing trees.

CONSULTATION

5, 7, 11, 12, 13, 14, 16, 20, 22 Avenue Road
Flats 1 – 11 Folwer House, South Grove
Transportation Group
Conservation Team
Warner Residents Association
Harringay Ladder Community Safety Partnership
Ward Councillors

RESPONSES

Conservation Team: Comment as follows –

The existing house, No 18 Avenue Road is a small single storey bungalow with a hipped roof and a central chimney. It has a symmetrical front elevation and a domestic character. It lies within St Ann's Conservation Area.

The CA is focused on St. Ann's Church and St Ann's Road. The boundary of the CA only extends a short distance up Avenue Road, and includes No 26 on the east side and No25 on the west side. The rest of Avenue Road is outside the CA.

On the east side of the road there is a mixed scale of housing, mostly 2 storeys high, sometimes with loft accommodation within roof. Essentially the street has a domestic appearance, with typical sash or casement windows, and with hipped or gabled pitched roofs. The pair of semi-detached houses next door to the north, No. 20 & 22 are 2 storeys with accommodation within their pitched roofs, and the small terrace of 3 houses next door to the south, No. 12, 14 & 16, are 2 storeys high with a hipped roof form. On the west side of the road the housing is a mixture of 2 storeys, 2 storeys with loft accommodation within roof, and full 3 storeys high.

In the assessment of the previous proposals HGY/2007/0463 & HGY/2007/046 it was identified that No 18 Avenue Road did not make a

positive contribution to the CA and before the principal of demolition could be established an acceptable replacement design had to be proposed. The previous scheme was taller, bulkier and over scaled and accordingly a design / conservation objection was raised to the scheme.

Replacement Proposal

This current scheme is a major improvement on the previous one; it is 2 storeys high and is more traditional in its appearance. It features 2 canted bays on the front elevation, with vertically proportioned windows which appear comparable to the existing windows in neighbouring houses. It has a similar eaves level and a shallow pitched hipped roof which appears in keeping with the predominant pitched roofs of adjacent houses. In its overall scale, height, bulk, and mass it appears visually compatible in this specific location in Avenue Road.

The proposed design of the replacement building raises no conflict with planning policy & guidance, and there should be no adverse effect on the character and appearance of St Ann's Conservation Area.

Accordingly I have no design & conservation objection, but suggest a condition requiring the design to be implemented without alteration, and the use of high quality external facing materials for the street elevation and roof.

Transportation Group – comment as follows:

This development proposal is located within a short walking distance of the bus route, St. Ann's Rd, providing some 12 buses per hour (two-way) for some of the residents to connect with Turnpike Lane tube station and Stamford Hill surface rail station/Seven Sisters Road bus corridor.

In addition, this site has not been identified within the Council's adopted 2006 UDP as that renowned to have car parking pressure. We have also considered that the proposed development will not generate any significant traffic or indeed car parking demand that would adversely affect the adjoining roads.

Consequently, the highway and transportation authority would not object to this application.

RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

HSG1 New Housing Developments

HSG9 Density Standards

HSG10 Dwelling Mix

CSV1 Development in Conservation Areas

SPG1a Design Guidance

SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

SPG3B Privacy, Overlooking, Aspect, Outlook & Daylight / Sunlight

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues are the principle of the development, impact on the conservation area, impact on amenity and parking.

1. The Principle of the Development

Policy HSG1 states that new housing developments, including conversions, will be permitted provided that the site is appropriate having regard to a sequential approach, they include a mix of house types, tenures and sizes and there is access to local services, educational and community facilities and public transport.

The residential scheme would be on a previously developed site with good public transport accessibility and local services.

Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

The demolition of the existing bungalow on the site would result in the loss of a family unit but is replaced by a larger and better quality single family dwelling house. Therefore the scheme complies with policy HSG1. The Council not only has to ensure that there is enough extra housing provided in the borough, over the plan period, to cater for the growing population, but also for the different sizes of households.

The habitable room sizes meet with the minimum standard of room and the layout of the unit is considered acceptable. Therefore, the proposed development satisfies the minimum standards for living accommodation specified in SPG3b. There is an adequate rear garden proposed. Therefore, scheme complies with the amenity space standards specified in SPG3b.

2. Impact on the Conservation Area

Policy CSV1 states that the Council will require that proposals affecting Conservation Areas preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; recognise and respect the character and appearance of Conservation Areas; and protect the special interest of buildings of architectural or historic interest.

The existing building is of no particular architectural merit and appears out of place within the street scene. The existing building does not contribute to the architectural or historic character of the Conservation Area. It is considered that the dwelling to replace the existing building would be an improvement to the street scene. As such the scheme would enhance the appearance of the conservation area and would thus be not be contrary to the aims of policy CSV1.

Policy UD4 states that proposals for development should be of high design quality, the spatial and visual character of the development site and the surrounding area/street scene should be taken into account and certain inter-related elements should be addressed in a positive way, including form, rhythm, massing, height, scale, architectural style, detailing and materials. SPG1a states, 'New development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places'.

The existing bungalow appears incongruous within the street scene because it is single storey and neighbouring residential buildings are two or three storeys. Also, it appears out of place because of its large windows which dominate the front elevation.

Despite the variation of building types, from two and three storey Victorian houses to contemporary blocks of flats, there is some unity among the buildings in that they have pitched roofs and similar style roof shapes.

The proposed dwelling house would have pitch roof, detailing in the shape and size of the windows is more in keeping with the style of the neighbouring properties

The proposed dwelling house has been designed to blend in with and complement the surrounding architecture. There is variation of building types within the streetscene: The proposed dwelling would be more in keeping with the neighbouring residential dwellings.

Therefore, in terms of design, the proposed development is considered to accord with policy UD4 and SPG1a.

3. Impact on Amenity

Policy UD3 requires development proposals to demonstrate that 'there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking and aspect et al'. SPG3b states that 'The Council expects new developments not to result in the degree of privacy enjoyed by adjoining properties to be reduced and that new problems of overlooking are not to be created'.

The proposed dwelling would introduce a degree of overlooking from first floor level to the rear gardens of neighbouring properties that currently does not exist, it is considered that no harm result as the potential overlooking is no greater than from existing first and second floor rear windows of neighbouring properties.

It is considered that this would not result in adverse loss of privacy to the occupants of these properties; as such the proposal is not contrary to the policy UD3 and SPG3b.

4. Parking and waste

There would no parking provision as part of the scheme.

Transportation has no objection to the proposal.

Accommodation of refuse and re-cycling bins is possible in the front garden as is typical of properties in the locality.

SUMMARY AND CONCLUSION

It is considered that the proposal would not result in adverse loss of privacy to the occupants of neighbouring and adjoining properties; as such the proposal is not contrary to the policy UD3 and SPG3b. In terms of design, the proposed development is considered to accord with policy UD4 and SPG1a.

It would therefore be appropriate to recommend that planning permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2007/1626

Applicant's drawing No.(s) 0702/001, 002, 100, 101, 102, 110 & 111.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposal would not result in adverse loss of privacy to the occupants of neighbouring and adjoining properties, as such is not contrary to the Policies UD3 'General Principles' and SPG3b 'Privacy, Overlooking, Aspect, Outlook and Daylight / Sunlight' of the Haringey Unitary Development Plan. In terms of design, the proposed development is considered to accord with Policies UD4 'Quality Design' and SPG1a 'Design Guidance' of the Haringey Unitary Development Plan.